

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R21998

Property Information

property address: 308 N WASHINGTON  
legal description: CITY OF BRYAN, BLOCK 10, LOT 6.7 & PT OF ALLEY  
owner name/address: DAVIS, KYLE - ATTY  
308 N WASHINGTON AVE  
BRYAN, TX 77803-5309  
full business name: Davis, Hubbard & Schuster Law Offices  
land use category: Comm. office type of business: Law Office  
current zoning: C-1 occupancy status: occ  
lot area (square feet): 15635 frontage along Texas Avenue (feet):  
lot depth (feet): 125 sq. footage of building: 2748  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
125 ft.

Improvements

# of buildings: 1 building height (feet): 25 # of stories: 1  
type of buildings (specify): wood  
building/site condition: 4  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)  
approximate construction date: 1900s accessible to the public: ☐ yes ☐ no  
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no  
other improvements: ☒ yes ☐ no (specify) decorative metal frame  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: type/material of sign:  
overall condition (specify):  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 7  
lot type: ☐ asphalt ☒ concrete ☐ other  
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no  
overall condition: none  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *n/a*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no *n/a*

**Other Comments:**

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